

Bealeton Animal Farm & Petting Zoo

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Background

- Objective
 - To establish a family-oriented animal farm that features a petting zoo providing an “up-close and personal experience.”
- Proposed Farm Location
 - Kings Hill Road (Rte 657) within close proximity to the intersection of Rte 29 & Rte 28. The property is zoned agricultural and consists of 24.05 acres.
- Principals
 - Ali & Ruta Qureshi

Qualifications and Experience

Ruta Qureshi

- Uniquely qualified and experienced to run the day to day operations of the business. Currently, General Manager of the Leesburg Animal Park, responsible for daily operations.
- Supervision of staff consisting of zookeepers, cashiers, and supervisors.
- Spokesperson for the park and featured in:
 - Loudoun Times Mirror
 - Washington Post Loudoun Magazine
 - ABC Channel 7 “Good Morning Washington”
 - Fox Channel 5 “Fox 5 News”
- Member of the following organizations:
 - Wildlife Conservation Society
 - World Wildlife Fund (WWF)
 - Aquarium & Zoo Facilities Association
 - American Association of Zookeeper’s Inc.
 - Association of Zoological Horticulture

Qualifications and Experience

- Ali Qureshi
- Over 15 years experience in business development and marketing.
- Currently financial advisor with UBS specializing in providing solutions to corporate and institutional customers on wealth management issues.
- Primarily responsible for:
 - Business Operations
 - Marketing and Public Relations
 - Development of the farm.

Key Features

- Petting Area
- Pony Rides
- Butterfly Garden
- 4-H activity/exhibit area
- Educational Activities
- Activities for Special Needs Children
- Children's Play area
- Hayrides
- Contact Area
- Retail Shop & Admissions Booth
- Handicapped Accessible
- Adequate On-site Parking Facilities

Special Programs

- 4-H Program
- Opportunity for 4-H children involved with the Non-Ownership Livestock Project to get hands-on experience with livestock, by participating in our Adopt-an-Animal Program. This program is for children who do not or cannot have animals of their own.
- 4-H area available for 4-H'er's to display exhibits and projects.
- Special activities and programs for Special Needs Children. We believe very strongly that Special Needs Children should have the opportunity to enjoy and participate in animal oriented and fun outdoor activities.

Special Programs (cont.)

- Schools & Groups
- Educational and fun activities for children which will link to the Standards of Learning. This will give children exposure to animals and farm life, while teaching them useful information in a fun way.
- Some of these activities are as follows:
 - Animal Bingo-A matching game, where children must match specific animals and features,
 - Educational Scavenger Hunts-where age appropriate questions need to be answered or animal features need to be found.
 - Life on the Farm-Introducing farm animals and how they contribute to our lives.

Key Issues

- **USDA Licensed & Regulated**
 - Regular Unannounced On-Site Inspections
 - Security and Perimeter Fencing
 - Animal Safety & Hygiene
 - Record Keeping & Medical Care
 - Consulting Veterinarian
 - Placement & Size of Animal Housing
- **Compliant with County Regulations & Zoning Ordinances**
- **Hygiene & Sanitation**
 - Adequate Hand Washing Facilities
 - Waterless Hand Sanitizers
 - Bathroom Facilities
 - Family Comfort Station

Key Issues (cont.)

- Pasture Management
 - Establish & maintain forages to prevent erosion, weed invasion & livestock damage
 - Rotational grazing
 - Subdivided paddocks with laneways
 - Number of animals matched to number of areas and available forage
 - Type of animal and grazing style
- Waste Management
 - Proper storage of manure and bedding
 - Stalls & Animal housing areas cleaned daily and throughout day as needed.
 - Phase 1-Manure Removal service
 - Phase 2-Secure Composting and Waste Storage Facility

Community Benefits

- Job Opportunities at Farm
- Wholesome outdoor local venue for families and children
- Increased revenues for the County
- Preservation, education, and promotion of agriculture and farm-oriented activities
- Educational field trip activities for county children

Proposed Animals

- Chickens
- Goats
- Sheep
- Ducks
- Donkeys
- Turkeys
- Rabbits
- Pigs
- Cows
- Ponies
- Pheasants
- Llamas
- Emu
- Peafowl
- Guinea fowl
- Quail

Next Steps

- Secure County Authorization for Operating the Petting Farm
- Passage of Text Amendment Allowing Petting Zoo's in Fauquier County
- Special Use Permit